

**Town of Fitzwilliam
Zoning Board of Adjustment
Site Walk Minutes
February 18, 2019**

Members Present: Gretchen Wittenborg, Vice Chairman; Members: Bob Handy, Cathy Davis, and Chad Beede; and Alternate: Dan Sutton.

Members Absent: Steve Filipi, Chairman; Alternates: Carmen Yon, Sue Wood, Susan Massin; and Selectmen's Representative, Dan Baker.

Other's Present: Paul Grasewicz, Jon Le Claire, and Patricia Spicer.

Site Walk: 4:00 PM. Continuance of the Public Hearing. ZBA Case #19-01, an appeal by David Spicer for a Special Exception to allow the following a 30' x 23'11" expansion of the dwelling at 12 Spicer Point, on Laurel Lake, in the Wetlands Protection Overlay District, Tax Map 21, Lot 19.1, in the Rural District, reference Zoning Ordinance 127-16.1.D.7 (e) and, for the abutting side setback, reference Zoning Ordinance 127-19.f.

Board Members walked around the lot individually. The first discussion was about the small raised leach field. Paul Grasewicz, the surveyor and Applicant, acting for the owners David and Phyllis Spicer, confirmed that the septic system is for a 2 bedroom and is close to the surface. Grasewicz was asked how the system would be expanded and he said that it would be expanded for the number of bedrooms in the new construction by means of additional trenches.

Grasewicz was asked how run-off from the proposed expanded roof structure which would be much closer to the leach field would be mitigated. Grasewicz said mitigation would be by gutters, downspouts and small drains.

It was noted that the structure at #10 Spicer is substantially larger than it had been before it was demolished and reconstructed.

Handy and Davis noted that the changed roof line of the proposed structure might affect the view from the adjacent property (Drugg) particularly the deck.

Patricia Spicer, the owner's sister told Wittenborg that the former Drugg seasonal cottage was identical to #12 Spicer Point and located exactly beside it, fronting on the lake and only a few feet from the boundary line.

Respectfully Submitted,

Gretchen Wittenborg
Vice Chairman

Note: It would be helpful for the minute taker in the future if the Board would stay in one place so the discussions could include all.